



# BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: 14310-0-00899

Date Received: 12/15/14

Commission/Civic: Far Northwest Coalition

Existing Zoning: CPD Application Accepted by: Q. Reiss

Fee: \$1,900<sup>00</sup>

Comments: 2/24/15

## TYPE(S) OF ACTION REQUESTED

(Check all that apply)



Variance



Special Permit

Indicate what the proposal is and list applicable code sections.

Variance for minimum/maximum number of parking spaces for a branch bank.

Chapter 3312, Section 49

Retail, 10,000 sf or less: 1:250 sf min., 1:200 sf max.

## LOCATION

1. Certified Address Number and Street Name 3740 W. Dublin Granville Road

City Columbus

State Ohio

Zip 43235

Parcel Number (only one required) 590-231114-00

## APPLICANT: (IF DIFFERENT FROM OWNER)

Name Jeff Stogner - Huntington Bank

Address 37 W. Broad Street, Suite 1097

City/State Columbus, Ohio

Zip 43215

Phone # 614-480-5020

Fax # 614-480-5800

Email jeff.stogner@huntington.com

## PROPERTY OWNER(S):

Name Huntington National Bank

Address 37 W. Broad Street, Suite 1097

City/State Columbus, Ohio

Zip 43215

Phone # 614-480-5020

Fax # 614-480-5800

Email jeff.stogner@huntington.com

☐ Check here if listing additional property owners on a separate page.

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)



Attorney



Agent

Name Scott Shaffer, PE - EMH&T

Address 5500 New Albany Road, East

City/State Columbus, Ohio

Zip 43054

Phone # 614-775-4382

Fax # 614-775-4805

Email: sshaffer@emht.com

## SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



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## AFFIDAVIT

**14310-00899**

**3740 W. Dublin-Granville Rd.**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Scott Shaffer, PE  
of (1) MAILING ADDRESS 5500 New Albany Road E., Columbus, Ohio 43054  
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at 3740 W. Dublin Granville Rd. Columbus, Ohio, 43235  
(2) per ADDRESS CARD FOR PROPERTY  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Huntington National Bank  
37 W. Broad St., Suite 1097  
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Jeff Stogner - Huntington Bank  
614-480-5020

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) Far North West Coalition  
John Murley, President  
3607 Waterbury Ln. Powell, Ohio 43235

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12th day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



(8) Sharon S. Evans  
4-5-16  
Sharon S. Evans  
Notary Public, State of Ohio  
My Commission Expires 4-5-2016

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590-271294  
GB-JJ LLC  
6400 Sawmill Road  
Columbus, OH 43235

590-231822  
Hammerhead Sawmill LLC  
6390 Sawmill Road  
Columbus, OH 43235

590-231171  
JSD Sawmill LLC  
3720 W Dublin Granville Road  
Columbus, OH 43235

590-208805  
Jubilee-Sawmill LLC  
3700 Dublin Granville Road  
Columbus, OH 43235

590-159007  
N & J Property Investments LLC  
6350 Sawmill Road  
Columbus, OH 43235

590-232727  
Ruby Tuesday Inc.  
3730 W Dublin Granville Road  
Columbus, OH 43235

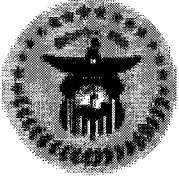
590-159006  
Tansky Thomas J ET AL  
3725 W Dublin Granville Road  
Columbus, OH 43235

APPLICANT:  
Kelley Caruso  
Huntington Bank  
37 W. Broad St.  
Columbus, OH 43215

PROPERTY OWNER:  
Huntington National Bank  
37 W. Broad St., Suite 1097  
Columbus, OH 43215

AGENT:  
Scott Shaffer  
EMH&T  
5500 New Albany Road East  
Columbus, OH 43054

**14310-00899**  
**3740 W. Dublin-Granville**  
**Rd.**



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00899  
3740 W. Dublin-Granville  
Rd.

## One Stop Shop Zoning Report Date: Wed Dec 17 2014

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 3740 W DUBLIN-GRANVILLE RD COLUMBUS, OH

**Mailing Address:** PO BOX 182334

COLUMBUS, OH 43218-2334

**Owner:** HUNTINGTON NATIONAL BANK

**Parcel Number:** 590231114

### ZONING INFORMATION

**Zoning:** Z87-1435B, Commercial, CPD

effective 1/12/2004, Height District H-66

**Board of Zoning Adjustment (BZA):** N/A

**Commercial Overlay:** SAWMILL ROAD RCO

**Graphic Commission:** N/A

**Area Commission:** N/A

**Planning Overlay:** N/A

**Historic District:** N/A

**Historic Site:** No

**Council Variance:** N/A

**Flood Zone:** OUT

**Airport Overlay Environs:** N/A

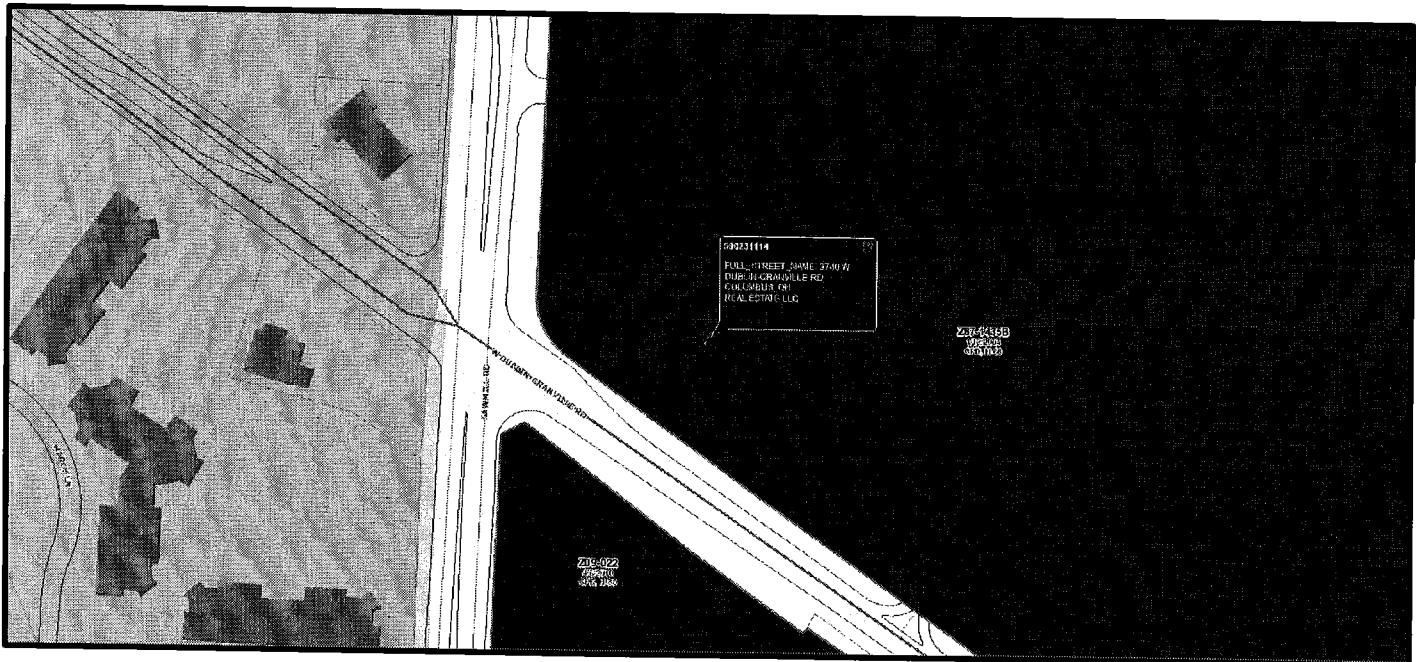
### PENDING ZONING ACTION

**Zoning:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Council Variance:** N/A

**Graphic Commission:** N/A





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### STATEMENT OF HARDSHIP

**14310-00899**  
**3740 W. Dublin-Granville**  
**Rd.**

APPLICATION # \_\_\_\_\_

#### 3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
  2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
  3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
  4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

**I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:**

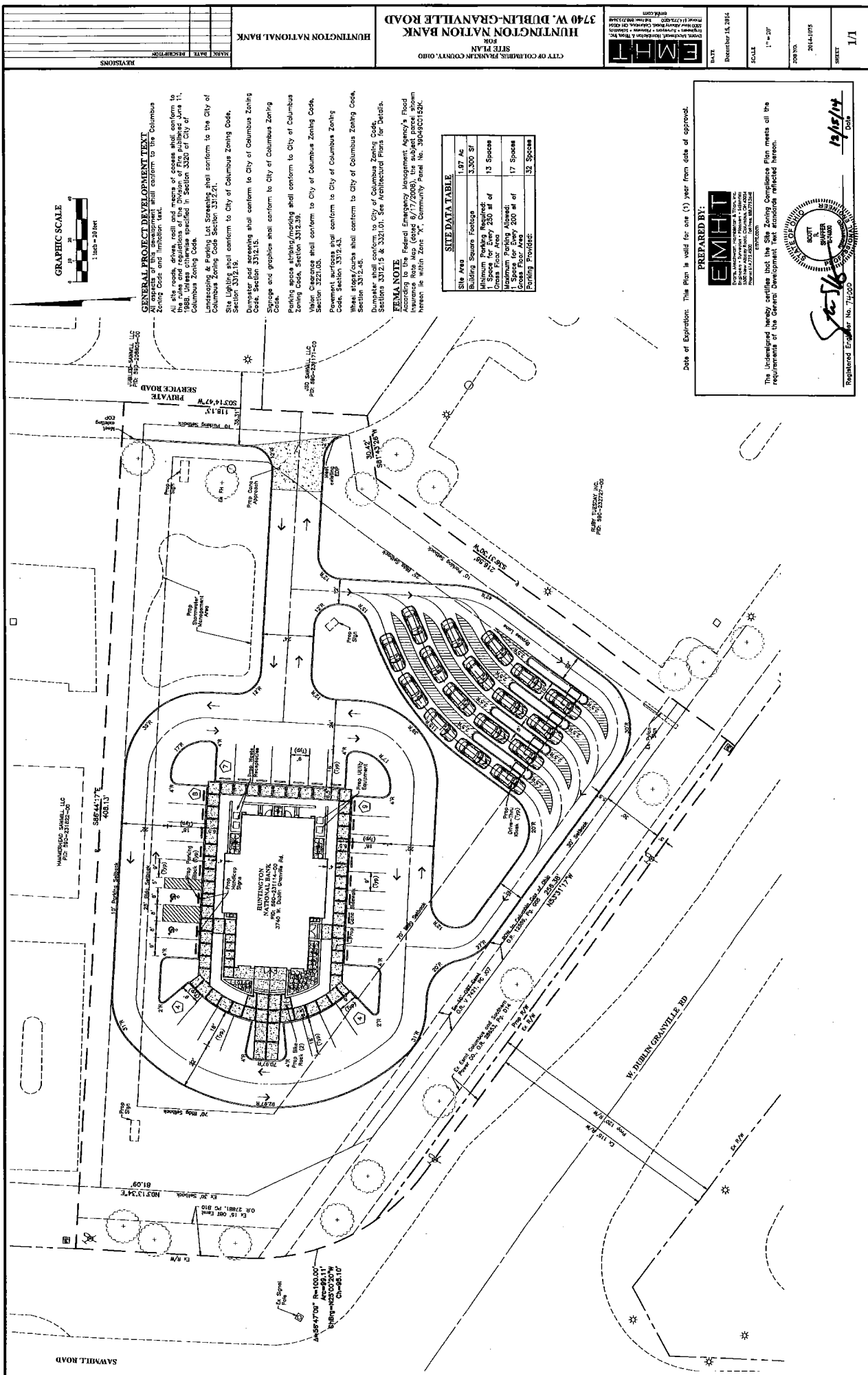
Code section 3312.49 sets the maximum number of parking spaces for a 3,300 sf building at  
17 spaces (1:200sf). We are requesting a variance to increase the amount of parking to 32 spaces.  
A typical new Huntington Bank branch has 24 to 35 parking spaces, of which 10 would be used by  
employees at the peak times.

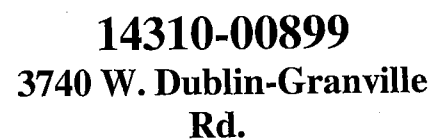
Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_

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# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 590231114

Zoning Number: 3740

Street Name: W DUBLIN-GRANVILLE RD

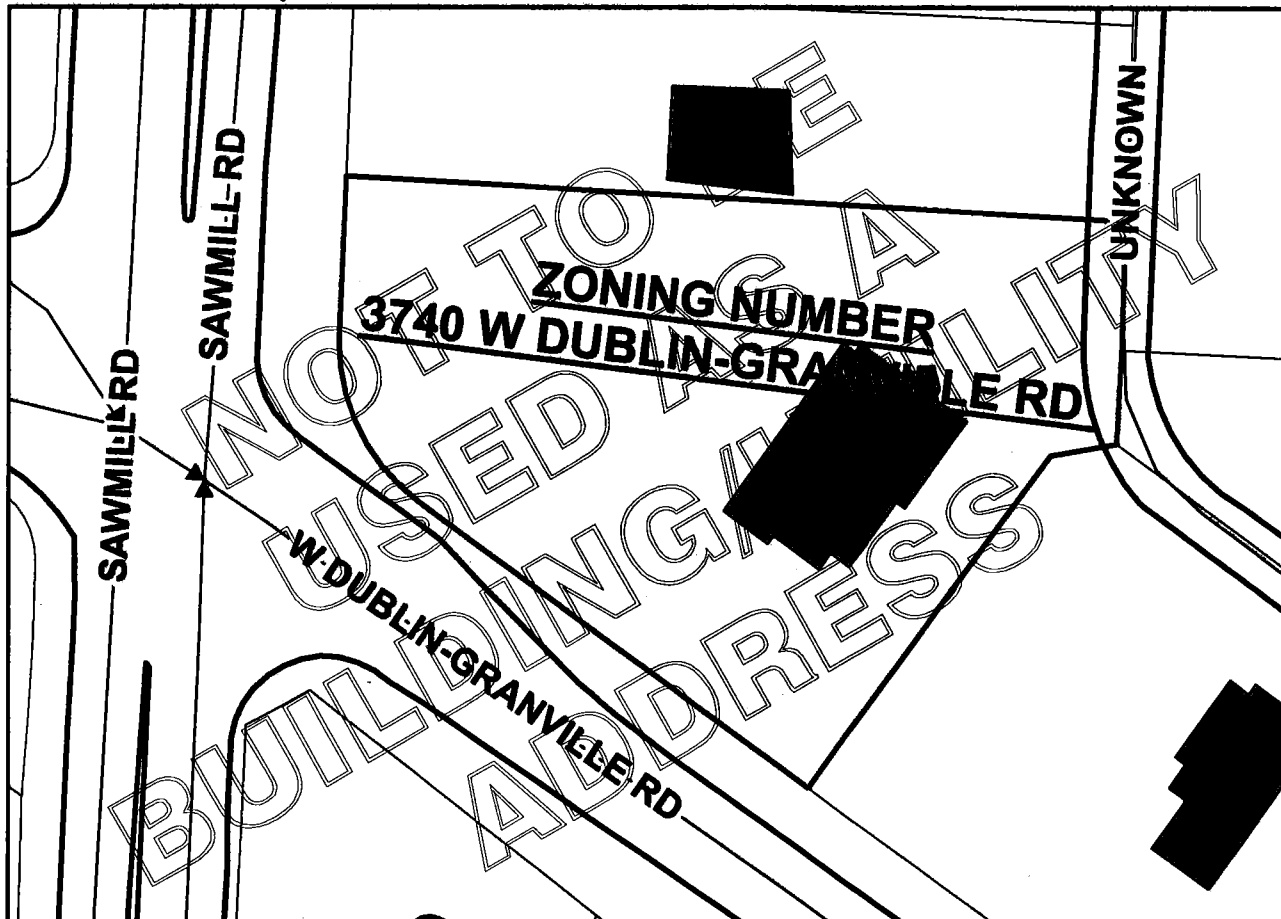
Lot Number: N/A

Subdivision: N/A

Requested By: EMHT INC (AMY DAUGHERTY)

Issued By: *Alfred Carson*

Date: 12/9/2014



JAMES D. YOUNG, P.E., ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 24751





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### PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #

**14310-00899**

STATE OF OHIO  
COUNTY OF FRANKLIN

**3740 W. Dublin-Granville  
Rd.**

Being first duly cautioned and sworn (NAME) Scott Shaffer, PE

of (COMPLETE ADDRESS) 5500 New Albany Road E., Columbus, Ohio 43054

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Huntington National Bank, 37 W. Broad Street, Columbus, Ohio 43215

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 12<sup>th</sup> day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Sharon S. Evans

My Commission Expires:

4-5-16

Notary Seal



Sharon S. Evans  
Notary Public, State of Ohio  
My Commission Expires 4-5-2016

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